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LAND DEVELOPMENT PLAN

HAYESVILLE, NORTH CAROLINA

LAND DEVELOPMENT PLAN

HAYESVILLE, NORTH CAROLINA

Preparation of this document was financed in part through an urban planning grant from the Department of Housing and Urban Development under the provisions of Section 701 of the Housing Act of 1954, as amended.

STANDARD TITLE PAGE FOR TECHNICAL REPORTS

1. Report No.

2. Govt. Accession No.

3. Recipient's Catalog No.

4. Title and Subtitle

LAND DEVELOPMENT PLAN
HAYESVILLE, NORTH CAROLINA

5. Report Date April, 1976

6. Performing Organization Code

7. Author(s) Town of Hayesville Planning Board
Stephen Hal Mason, Planner-in-Charge

8. Performing Organization Rept. No.

9. Performing Organization Name and Address

N.C. DEPT. NATURAL & ECONOMIC RESOURCES
DIVISION OF COMMUNITY SERVICES
P.O. BOX 27687 - RALEIGH, N.C. 27611

10. Project/Task/Work Unit No.

11. Contract/Grant No. CPA-NC-04-19-1055

12. Sponsoring Agency Name and Address

Department of Housing and Urban Development
451 Seventh Street, S.W.
Washington, D.C. 20410

13. Type of Report & Period Covered Final

14. Sponsoring Agency Code

15. Supplementary Notes

16. Abstracts

This document analyzes the environmental and socio-economic characteristics of the Hayesville Planning Area. The most desirable arrangement for future land uses are based upon the foregoing and an analysis of present land uses and potential. Land use development policies, location requirements and a generalized land development plan are presented. The land development plan is for a twenty year planning period.

17. Key Words and Document Analysis. (a). Descriptors

17b. Identifiers/Open-Ended Terms

17c. COSATI Field/Group

18. Distribution Statement

19. Security Class (This Report) UNCLASSIFIED

20. Security Class. (This Page) UNCLASSIFIED

21. No. of Pages

22. Price

Form CFSTI-35 (4-70)

LAND DEVELOPMENT PLAN

HAYESVILLE, NORTH CAROLINA

PREPARED FOR:

Hayesville Town Board of Commissioners
Paul J. Vaught, Jr., Mayor
Robert E. Cunningham
James Harrell Moore
Sam Davis, Jr.

PREPARED BY:

Town of Hayesville Planning Board
P. W. England, Chairman
Helen Bristol
Phillip Howell
Wade Palmer

TECHNICAL ASSISTANCE
PROVIDED BY:

N. C. DEPARTMENT OF NATURAL AND ECONOMIC RESOURCES
George W. Little, Secretary

Division of Community Assistance
Robert S. Ewing, Director

Local Planning and Management Services Section
Billy Ray Hall, Chief

Western Field Office, Asheville, N. C.
Alan Lang, Chief Planner
Stephen Hal Mason, Planner-in-Charge
James Thompson, Draftsman
Phyllis Hipps, Stenographer

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CHAPTER I

INTRODUCTION

Purpose, Scope and Goals for the Future

A prerequisite for the initiation of a planning program for Hayesville is the preparation of a land development plan. An effective land development plan will guide the orderly development of a geographic area in accordance with present and future needs and resources. It will also promote the health, safety and welfare of its citizens, as well as governmental efficiency.

The purpose of this plan is to provide the Town Board of Commissioners, Planning Board and citizens of Hayesville with standards, procedures, policies and recommendations necessary for achievement of community goals and objectives.

Elements of this plan follow:

1. Goals and objectives for development of Hayesville.
2. Planning background information that includes Hayesville's physical characteristics and political and socio-economic elements.
3. A land use survey and analysis.
4. A land development plan.
5. A thoroughfare plan.

The following goals were adopted by the Hayesville Planning Board to serve as guidelines for development of this plan:

1. To provide the citizens of Hayesville with a high quality environment for living, work and leisure activities.
2. To provide suitable housing situated in desirable surroundings for all citizens.

3. To protect existing sound residential areas and provide for high standards in new developments.
4. To provide for a logical land use pattern, providing for efficient interrelationship with respect to transportation facilities, public services, work areas, living areas, recreation areas and commercial areas.
5. To provide a high level of governmental services.
6. To encourage intergovernmental cooperation and coordination.
7. To provide adequate employment opportunities that will encourage Hayesville's youth to live and work in Clay County.
8. To develop a strong, diversified economic base.
9. To provide the citizens of Hayesville with a high level of quality commercial activity.
10. To protect the natural resources for the use and enjoyment of present and future generations.

This plan recognizes the importance of agriculture to the people and economy of Hayesville and Clay County. No attempt is made to delineate agricultural lands or to propose that the use of these lands be changed. It is important to remember that farms are included in the residential land use category as a matter of convenience. It is also important to remember that bona-fide farms are exempt from traditional land controls such as zoning.

CHAPTER II

BACKGROUND FOR PLANNING

Location and Setting

Clay County is in the southwestern corner of North Carolina. The county's southern boundary coincides with the east-west boundary between North Carolina and Georgia. The other boundaries, for the most part, follow mountain ranges, giving the county a very irregular outline. The county is the smallest in the state with 213 square miles.

Map 1 (Page 5) shows the relationship of Clay County to its surrounding region.

Hayesville, the county seat, is located in the southwestern half of the county close to the junction of U. S. 64 and N. C. 69. The town is about 80 miles by air southwest of Asheville, 136 miles north of Atlanta, Georgia and about 90 miles east of Chattanooga, Tennessee.

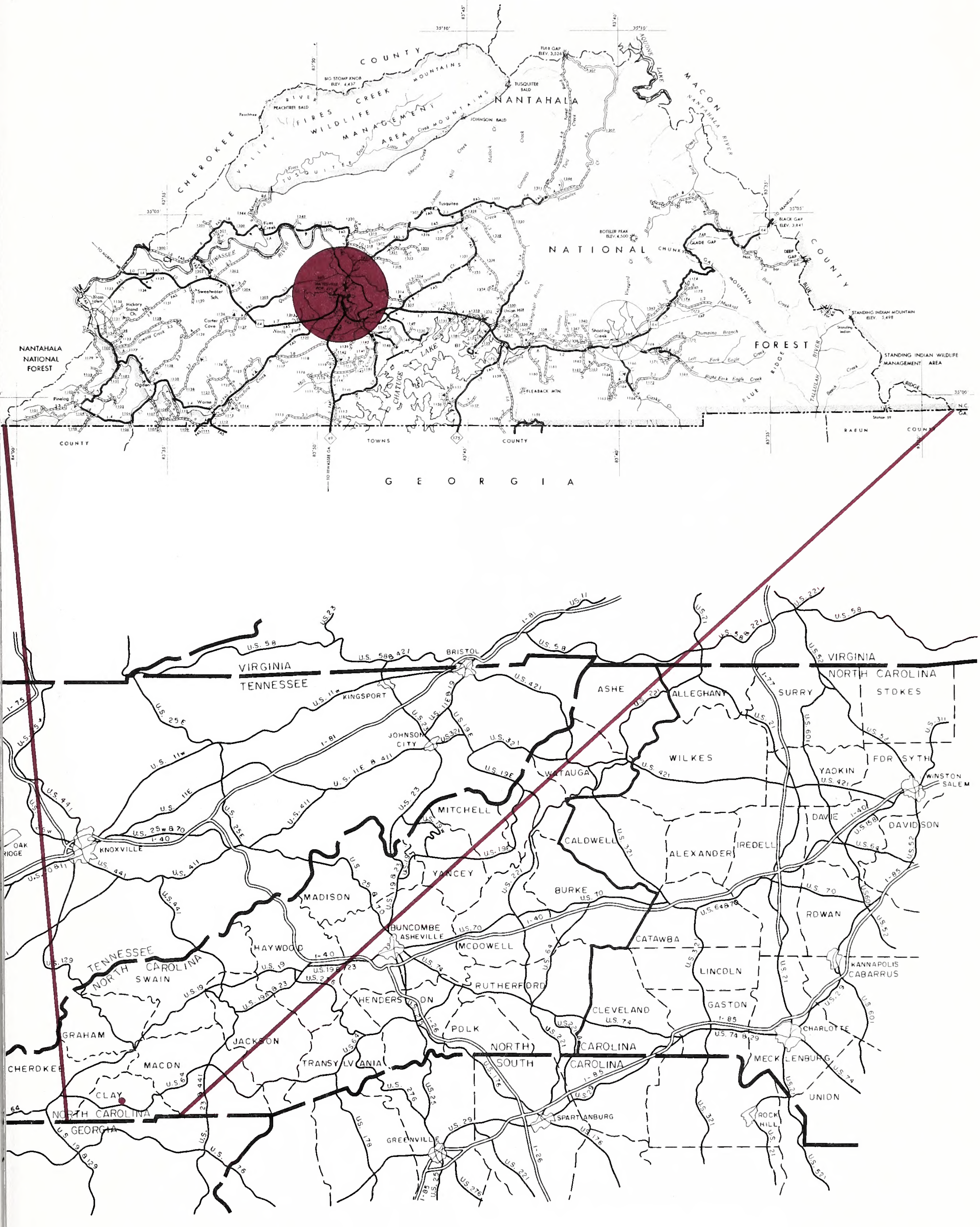
The Hayesville Planning Area includes the incorporated municipality of Hayesville and a one-mile extraterritorial area surrounding its municipal limits. This area is shown on Map 2 (Page 7).

Topography

The topography of Clay County consists of mountain ranges with sharp narrow ridges and peaks surrounding foothill areas. Relief of the foothills, along the Hiwassee River and other streams, contrasts sharply with that of the rough, mountainous country. These intermountain areas have a rolling to hilly relief somewhat resembling that of the Piedmont Plateau.

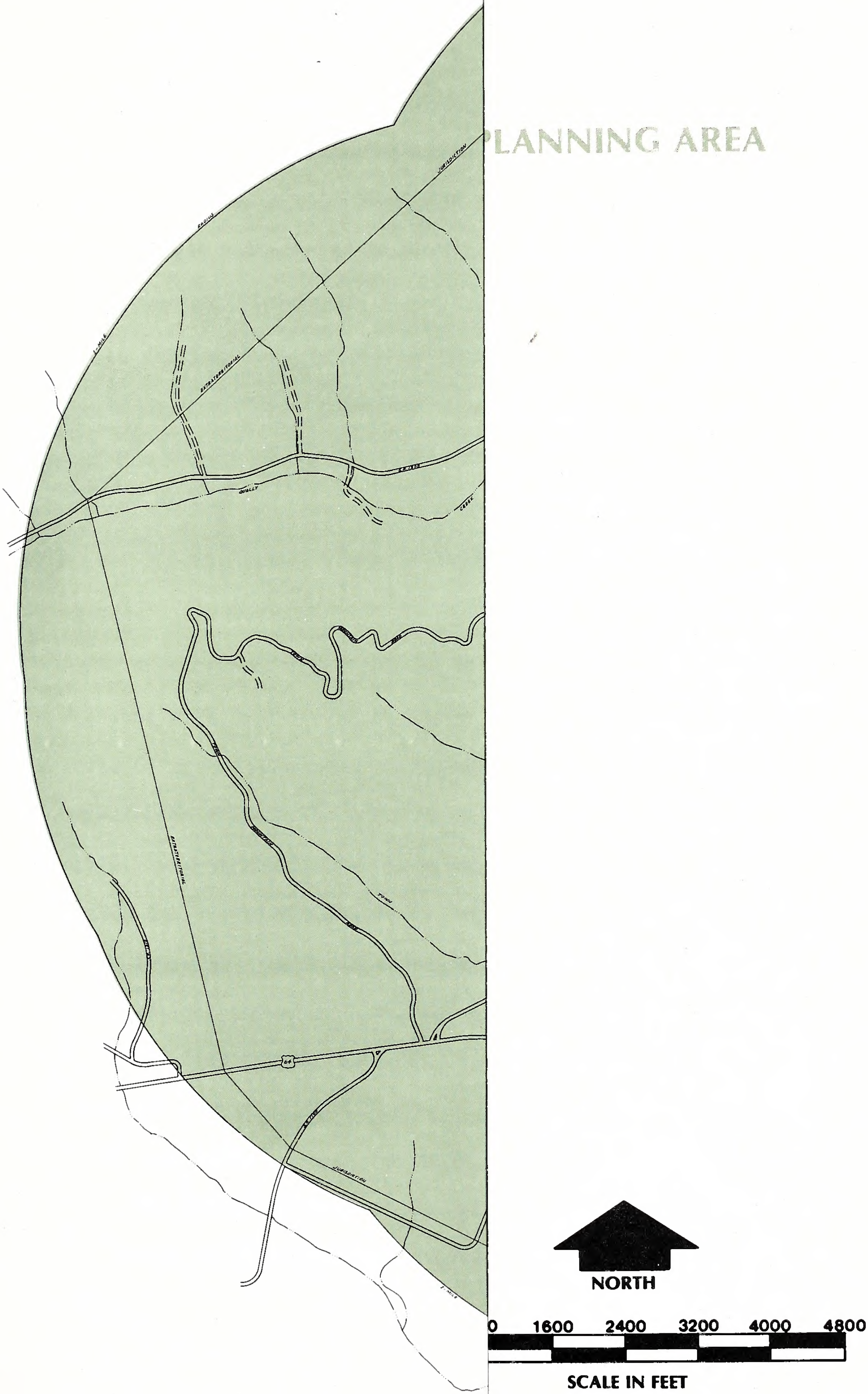
Elevation ranges from 1,500 feet to 5,500 feet. The highest point is Standing Indian Mountain at 5,500 feet. There are several other peaks over 5,000 feet.

REGIONAL SETTING MAP



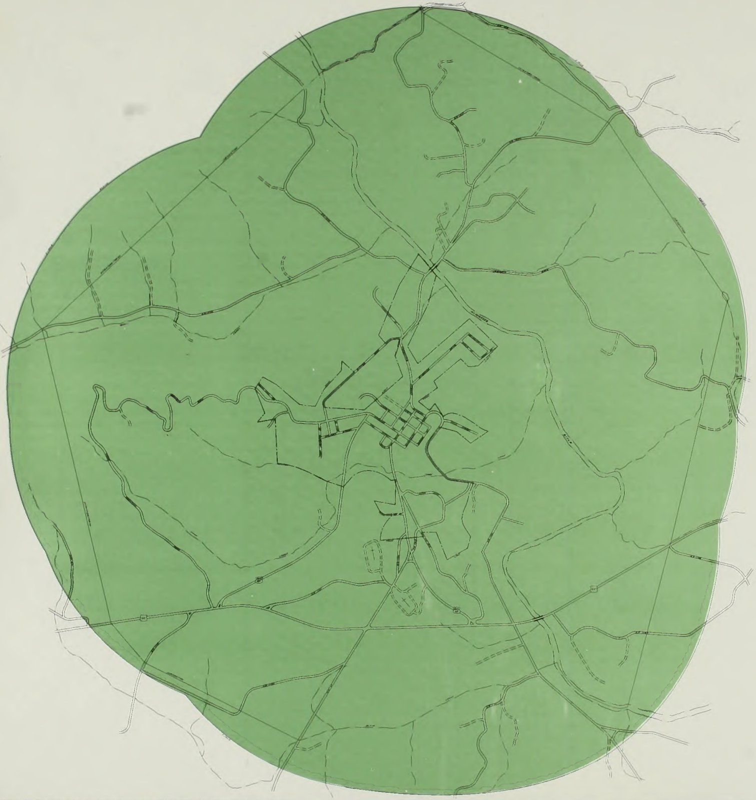
LE, NORTH CAROLINA

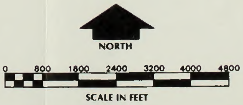
PLANNING AREA



HAYESVILLE, NORTH CAROLINA

PLANNING AREA





Slopes are mostly steep. Only a small percentage of the county is in relatively flat land, and this is found in the vicinity of Elf School, Hayesville and the villages of Shooting Creek, Brasstown and Warne.

Drainage is provided through the Hiwassee River, Shooting Creek, Fires Creek and their tributaries, and is mainly westward. Flooding is not a significant problem in the county. The flooding that does occur is primarily the flash-flood variety.

Hayesville is located on the wide river bottom formed by the Hiwassee River. The elevation at Hayesville is 1,850 feet. Topographic limitations in the Hayesville Planning Area generally are not as severe as in the remainder of the county.

Map 3 (Page 11) is a topographic map of the Hayesville Planning Area.

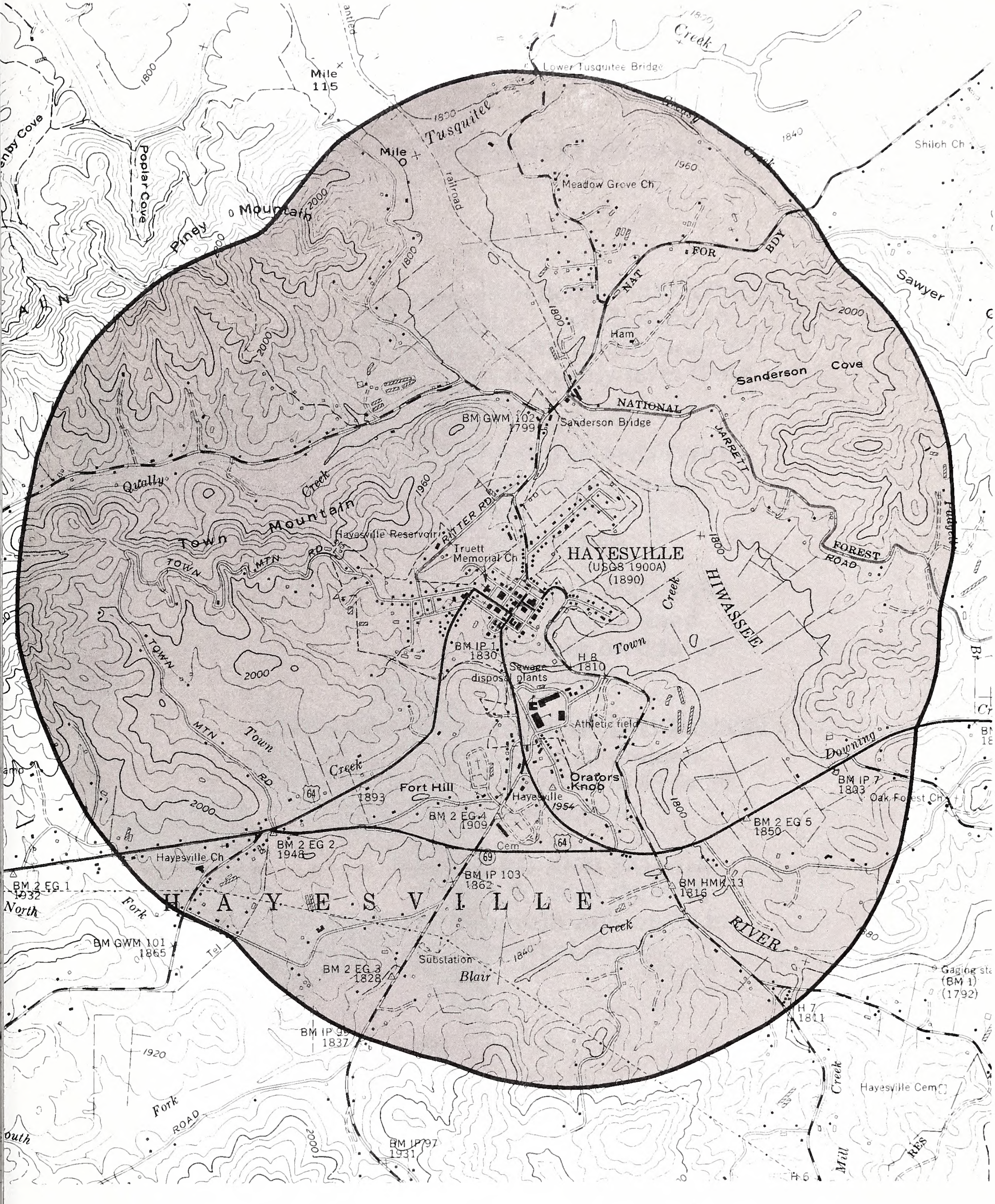
Soils

Knowledge of basic characteristics of land and suitability of soils for various land uses is essential to planning for orderly and efficient development of the Hayesville Planning Area. A study of soil resources in the Hayesville Planning Area was completed by the Soil Conservation Service in 1975. Components of the study were a general soil map and an interpretations table that shows the degree of limitations and major soil features affecting selected uses. Land uses considered in the soil interpretations table were residential, industrial, transportation and recreation.

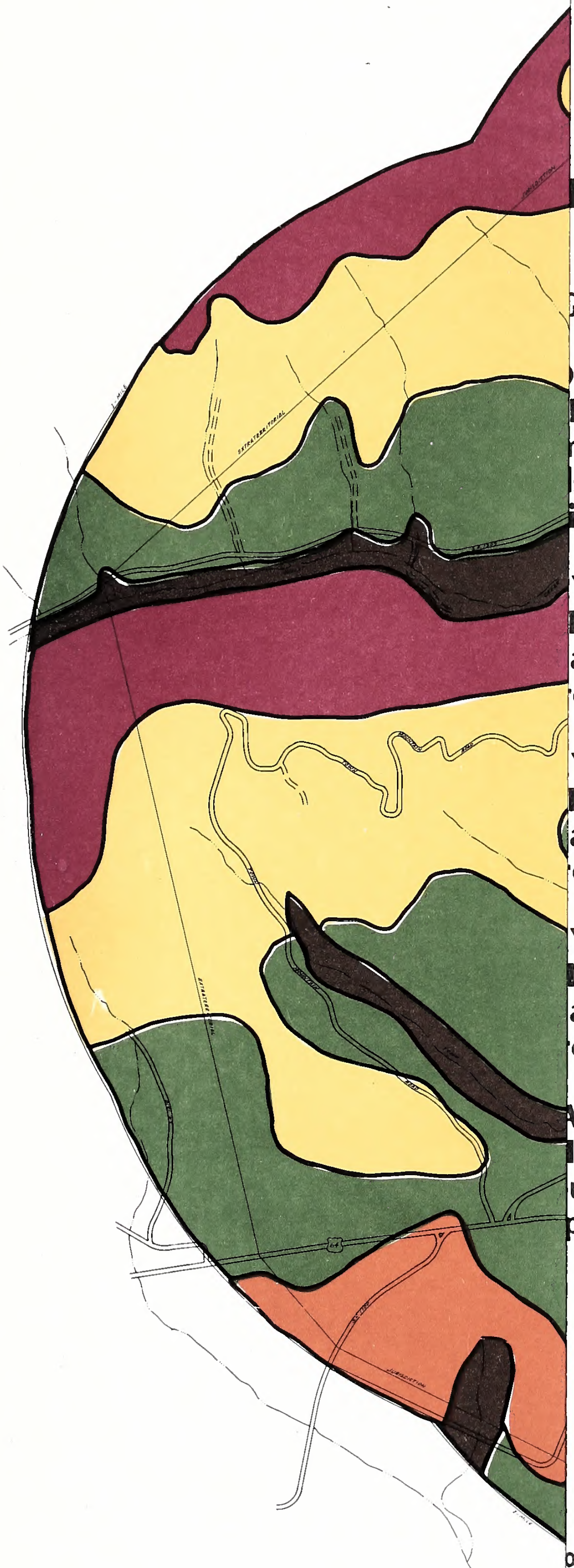
The five general soil associations identified in the Hayesville Planning Area are discussed in Appendix A. Map 4 (Page 13) shows major soil associations and Table 1 (Page 17) shows interpretations from this map.

The general information displayed on the map, chart and in the Appendix is useful to those who want a general idea of the soils, who want to compare

TOPOGRAPHICAL MAP



LE, NORTH CAROLINA



ERALIZED SOIL MAP

GEND

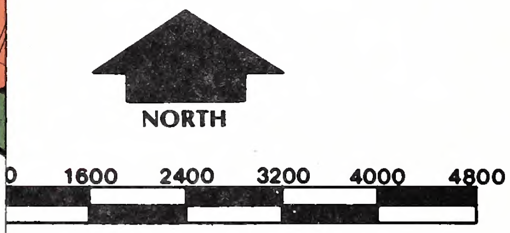
RDORUS AND COMUS
ILS: Well drained to
newhat poorly drained
s on nearly level flood
ins.

YESVILLE AND DYKE
ILS: Well drained
and soils on 2 to 8
cent slopes.

YESVILLE AND DYKE
ILS: Well drained
and soils on 8 to 15
cent slopes.

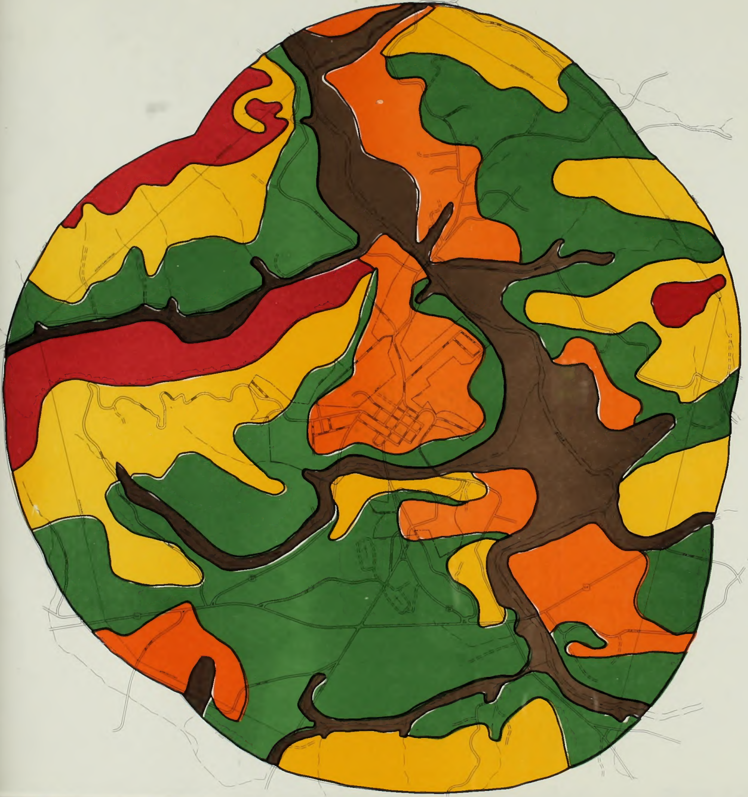
YESVILLE AND FANNIN
ILS: Well drained
and soils on 15 to 30
cent slopes.

RD AND SALUDA
ILS: Well drained
untain soils on 30 to
percent slopes.



HAYESVILLE, NORTH CAROLINA

GENERALIZED SOIL MAP



LEGEND

🟫 **CORDORUS AND COMUS SOILS:** Well drained to somewhat poorly drained soils on nearly level flood plains.

🟧 **HAYESVILLE AND DYKE SOILS:** Well drained upland soils on 2 to 8 percent slopes.

🟩 **HAYESVILLE AND DYKE SOILS:** Well drained upland soils on 8 to 15 percent slopes.

🟨 **HAYESVILLE AND FANNIN SOILS:** Well drained upland soils on 15 to 30 percent slopes.

🟥 **EVARD AND SALUDA SOILS:** Well drained mountain soils on 30 to 50 percent slopes.

NORTH

0 800 1600 2400 3200 4000 4800

SCALE IN FEET

different parts of the planning area, or who want to know the location of large areas suitable for a certain kind of broad land use. They do not accurately show the kinds of soils in a small tract and are not suitable for the planning of small units of land.

TABLE 1

INTERPRETATIONS OF GENERAL SOIL MAP
HAYESVILLE, NORTH CAROLINA

		Degree of Limitations and Major Soil Features Affecting Selected Use							
Soil Association Name	Slope Range	Dwellings	Septic Tank Filter Fields	Local Roads and Streets	Light Industries	Sanitary Landfill	Camp Areas	Picnic Areas	Playgrounds
Codorus-Comus	0-2%	Severe-Flooding	Severe-flooding, depth to seasonal water table	Severe-flooding	Severe-flooding, depth to seasonal water table	Severe-flooding, depth to seasonal water table	Severe to moderate-flooding and wetness	Moderate-flooding and wetness	Moderate to severe-flooding and wetness
Hayesville-Dyke	2-8%	Moderate-shrink-swell, unified soil group	Slight to moderate-permeability	Moderate-slope, unified soil group	Moderate-slope, unified soil group	Moderate to severe-dominant texture, depth to rock	Slight	Slight	Moderate-slope
Hayesville-Dyke	8-15%	Moderate-Shrink-swell, unified soil group	Slight to moderate-permeability	Moderate-slope, unified soil group	Severe-slope	Moderate to severe-dominant texture, depth to rock	Moderate-slope	Moderate-slope	Severe-slope
Hayesville-Fanin	15-30%	Severe-slope	Severe-slope, depth to rock	Severe-slope	Severe-slope, depth to rock	Severe-slope	Severe-slope	Severe-slope	Severe-slope
Evard-Saluda	30-50%	Severe-slope	Severe-slope	Severe-slope	Severe-slope	Severe-slope	Severe-slope	Severe-slope	Severe-slope

SOURCE: Soil Conservation Service

Water Quantity and Quality

Major streams in the planning area are Blair, Town, Qually, Downing and Tusquitee Creeks. All are tributary to the Hiwassee River which, in turn, is tributary to the Tennessee River. Outside the planning area is Chatuge Lake which is part of the Tennessee Valley Authority's reservoir system.

Surface and ground water is plentiful in the planning area. Wells are the primary source of water for people who reside inside and outside of the Town of Hayesville. Most of the wells have a capacity of 10 to 25 gallons per minute (g.p.m.). A notable exception to this is a six-inch well drilled on the banks of the Hiwassee River in 1967 by the Town of Hayesville. This well was drilled to replace a condemned spring as a source of town water supply. Its yield is more than 90 g.p.m.

The Town of Hayesville operates a water system supplied by three deep wells producing approximately 0.069 million gallons per day (m.g.d.). The raw water is not treated. Fire protection is supplied by a 205,000 gallon elevated storage tank.

There are no major sources of stream pollution in the planning area. The Town of Hayesville has two waste treatment plants. Most of the town is served by a secondary treatment plant which discharges its effluent into Town Creek. The remainder of the town is served by a large septic tank whose effluent discharges into the Hiwassee River. In the past, the town has experienced operational difficulties at its wastewater treatment facilities. In recent months, however, improvements in maintenance and operation have been made and the water quality in the receiving water has improved.

Climate

Temperatures in Clay County vary considerably because of elevation differential. The highest temperature on record is 99 degrees, while the lowest is -6 degrees. Despite these extremes, summers can be categorized as cool and winters termed mild. The average annual temperature is in the mid-50's, with the January average about 40 degrees and the July average about 72 degrees.

Like temperatures, precipitation varies widely with elevation. The mean annual precipitation rate is over 60 inches. Snowfall averages 2.1 inches but can amount to much more at higher elevations.

Vegetation

Some 84 percent of Clay County is forested, the major type of which is oak-hickory. Loblolly and short leaf pine are the second largest forest type with northern hardwoods (maple, beech, birch) a distant third. The pine variety forest type generally occurs at lower elevations and in once cleared areas.

Fish and Wildlife

Most of the streams in the planning area, including the Hiwassee River and Tusquitee Creek, support good fishing for both stocked and wild rainbow trout. Chatuge Reservoir is one of the better fishing lakes in the TVA reservoir system. The reservoir supports excellent fishing for crappie, bluegill, redbreast sunfish, redear sunfish and smallmouth bass.

Wildlife is plentiful in the planning area, especially in the foothills and the mountains. Small game, such as squirrels, rabbits and grouse, are the dominant wildlife species at lower elevations. Big game, including deer, bear, turkey and wild boar, are present in varying amounts at higher elevations.

CHAPTER III

POLITICAL AND SOCIO-ECONOMIC ELEMENTS

Historical Characteristics

Clay County was formed from Cherokee County in 1861 and named in honor of Henry Clay, famous United States statesman and orator. In 1872 it was enlarged by annexing a small part of Macon County.

The area was first settled following the explusion of the Cherokee Indians in 1838. The first settlement was a hamlet which grew up around Fort Hembree, one of General Winfield Scott's Indian corrals. It had a post office by 1843, and by 1850 had a small academy run by John D. Hicks. Both the post office and Hicks Academy later moved to Hayesville.

Clay County was one of the most secessionist in sentiment of Western North Carolina counties and strongly supported Confererate causes. The nearest Civil War battle was fought at Chickamauga.

Hayesville, the county seat, takes its name from George W. Hayes, a longtime state representative from the area. It remains to this day the only incorporated town in Clay County.

Historical sites of interest in the planning area and county are as follows:

1. Clay Historical and Arts Society (Clay County Jail)--The Clay County Jail was built in 1909. It is now the home of the Clay Historical and Arts Society. The purposes of this society are to gather historical artifacts, preserve Clay County's historical culture, and promote the arts in Clay County.
2. George W. Truett Birthplace--Birthplace of noted Baptist minister Dr. George W. Truett who at one time was pastor of the First Baptist Church in Dallas, Texas.

3. John C. Campbell Folk School--A unique reservoir of mountain culture established in 1926. The school collects, stores and dispenses the skills of mountain craftsmen.
4. Clay County Courthouse--A red brick structure with an unusual frame tower. It was built in 1888 and is still in use today.
5. Spikebuck Town--Cherokee Indian Village site located at the juncture of Town Creek and the Hiwassee River at the northeast edge of Hayesville.

Town Government Structure and Responsibilities

The Town of Hayesville is governed by a popularly-elected mayor and board of commissioners. The mayor and three member commission are elected on a non-partisan basis and serve two year terms. The Town employs a town clerk, superintendent of water and sewer service and a part-time policeman.

The Town of Hayesville Planning Board was established in January, 1976. The Planning Board and Town have jurisdiction over the corporate limits of Hayesville and a one-mile extraterritorial area surrounding it. (See Map 2 - Page 7). This land development plan is the first planning element to be completed by the planning board. A zoning ordinance and map are also included in this fiscal year's work program.

Public Facilities and Services

The problem of adapting public facilities and services to change exists in every community. A community must realize that its public facilities and services have to be enlarged, replaced or improved so that needs of its growing and changing population can be satisfied. Unless adequate schools, libraries, parks, health facilities and other public facilities are provided, the growing population of Hayesville will suffer from a lack of vital services.

The Planning Area is served by one county high school and one elementary school. The other elementary school in the county is at Shooting Creek. According to 1970 educational statistics prepared by the Bureau of Census, median school years completed for males 25 years or older was 8.8 years and 23.2 percent were high school graduates. The figures for females were 9.1 years completed and 25.4 percent were high school graduates. State averages were:

Males 25+ years:
  Median School years completed - 10.3
  Percent high school graduates - 37.3%
Females 25+ years:
  Median School years completed - 10.8
  Percent high school graduates - 35.3%

The Clay County figures have, more than likely, improved over the past six years.

Hayesville High School graduates about 65 students per year. About fifty percent continue their education at institutions of higher learning. Most of the students go to Tri-County Technical Institute in Cherokee County, Young Harris Junior College in Georgia, or Western Carolina University in Jackson County.

Moss Memorial Library, which fronts on Anderson Street, is a center of pride for Clay County and Hayesville. The library is part of the Nantahala Regional Library system which had 71,288 volumes and a circulation of 119,526 in 1971-72.

The Town of Hayesville receives its fire protection from a volunteer fire department. The fire department has one pumper truck and about twenty volunteers.

The Hayesville Planning Area receives its police protection from the Clay County Sheriff's Department and North Carolina Highway Patrol. The Town of Hayesville also employs a part-time policeman. The Sheriff's Department has a total of eleven men with two officers whose primary duties center around the Town of Hayesville.

A 1972 study completed by the Tennessee Valley Authority (TVA) for the Upper Hiwassee Watershed Development Association (UHWDA) found that there was a critical shortage of dental care in the area served by the Association. This was particularly true in Clay since there were no dentists. Through assistance provided by UHWDA, TVA and several local industries, a mobile home has been converted into a dental clinic and leased for use in Hayesville. Two dentists have also been provided by the National Health Services Corporation. The dental clinic is located on U. S. 64 By-pass.

There are no hospitals in Clay County and only three doctors. The closest hospitals are at Murphy, Andrews and Hiwassee, Georgia. Availability of health care and facilities remains a critical problem.

The year 1967 saw the opening of Hayesville Homesites. This is a modern housing project adjoining the Town of Hayesville for low and moderate income families. The project is one half mile north of Hayesville. Town water and fire protection are provided to the project.

Recreation facilities in the Town of Hayesville are located at local school grounds and the athletic field adjacent to Veterans of Foreign Wars Post (Allison-Bristol Post No. 6812). The Chatuge Shores Recreation Complex, located on Myers Chapel Road, has an 18-hole golf course, olympic size swimming pool, club house and two tennis courts. Clay County has a small county park on the banks of Lake Chatuge that has boating access and picnic facilities. Other recreation sites in the county include U. S. Forest Service facilities at Jack Rabbit Mountain, Fires Creek and Bob Allison Campground.

Hayesville's existing water and sewer facilities were discussed in Chapter II. Paterson and Dewar Engineers, Inc., in A Comprehensive Plan for Use in Developing Water and Sewer Systems in Clay County, recommended the following water and sewer improvements:

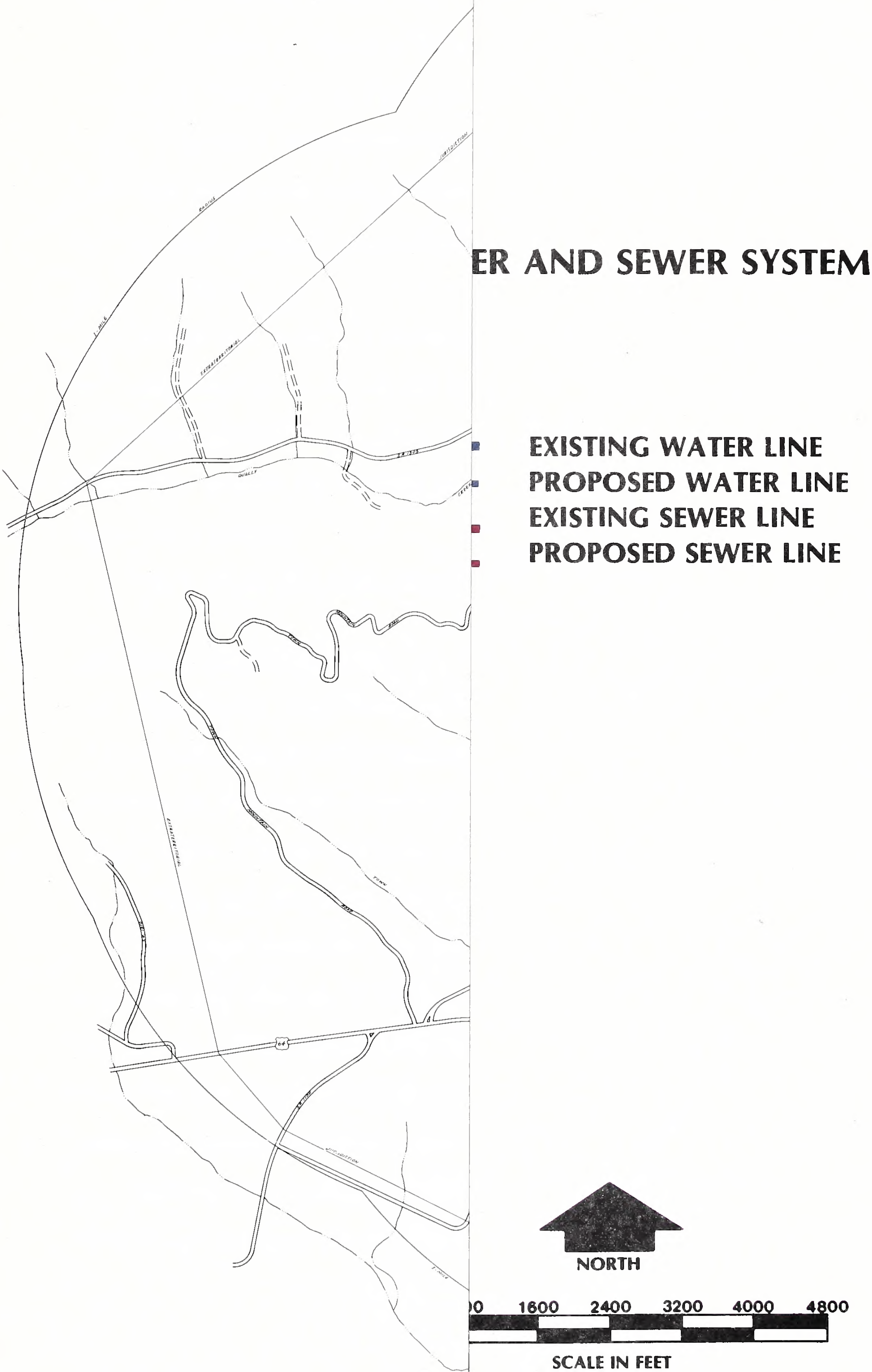
> "...extension of water services from Hayesville east to Shooting Creek, south along Route 69, southwest to Warne, west along Route 64 to the Cherokee-Clay border, and a short distance to the north of the town. Total population to be served is approximately 3,100 persons. Sewage treatment facility extension is proposed primarily for the area immediately surrounding Hayesville. New facilities should include secondary treatment capabilities of 300,000 gallons per day. The remainder of the county is sparsely settled and can be adequately served by septic tank installation."

Map 5 (Page 27) shows existing and proposed water and sewer systems.

Hayesville maintains a scheduled refuse collection, through a private contractor, within its corporate limits for residential, commercial and industrial land uses. This service is provided on a weekly basis to all users.

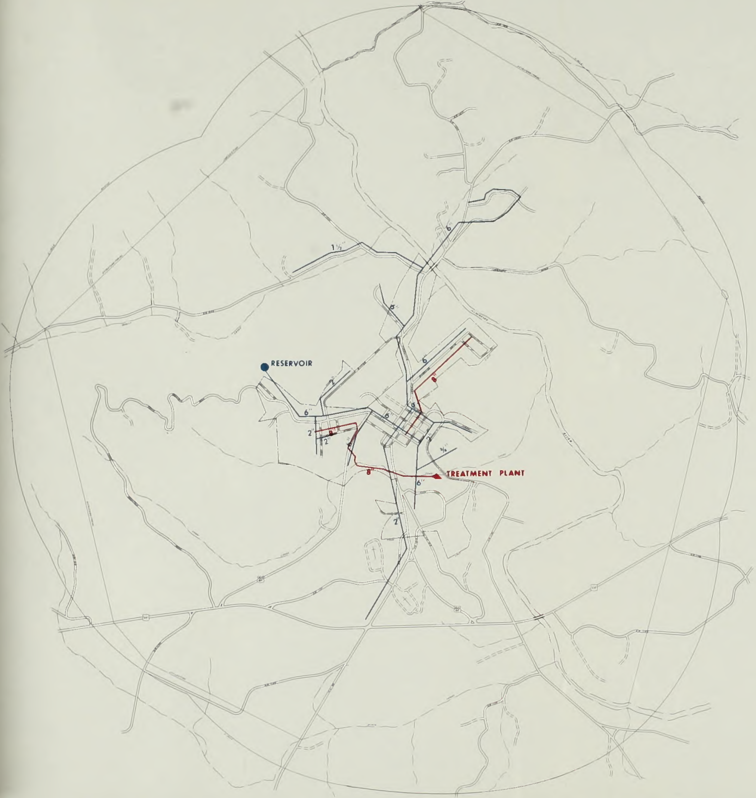
LE, NORTH CAROLINA

ER AND SEWER SYSTEM



HAYESVILLE, NORTH CAROLINA

WATER AND SEWER SYSTEM



Access and Traffic Circulation

Development of Western North Carolina'a transportation network has been restricted almost exclusively to valleys, where slopes are less severe. Clay County's primary transportation arterials, U. S. 64 and N. C. 69, have also developed within the same limitations. Both highways are part of the Appalachian Development Program which could help to improve economic conditions in the County.

Access and traffic circulation will be improved when all improvements are completed for U. S. 64 and N. C. 69. Traffic circulation in the town limits of Hayesville has already improved as the result of U. S. 64 By-pass. Commercial growth has already occurred and will continue to occur along U. S. 64 By-pass segment.

Map 6 (Page 31) shows annual average daily traffic volumes.

Population Characteristics

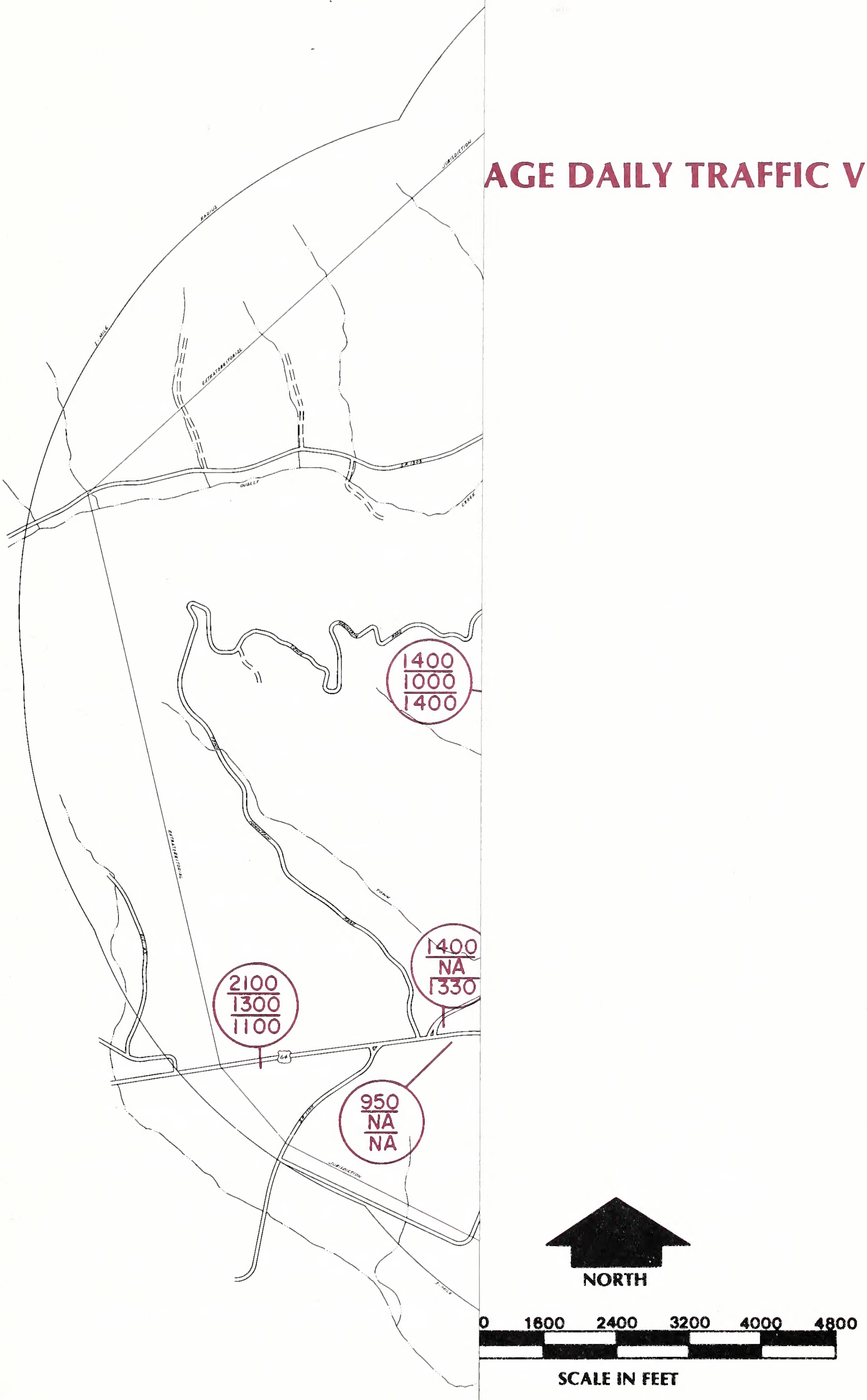
Clay County experienced a decrease in total population during the 1950-1970 period. Hayesville, contrary to this trend, experienced a substantial increase in population between 1950 and 1960 but no change between 1960 and 1970. Table 2 (Page 35) shows population change in the county, each township, Region "A", and the State during the 1950 and 1970 time span.

Migration rates for the county, Region "A", and the State from 1950-1970 are contained in Table 3 (Page 35). As can be seen in Table 3 out-migration has been a serious problem for decades. The relatively high out-migration rates for the county and Region "A" are the response to a lack of a sufficient number of non-agricultural jobs.

Looking into out-migration in detail reveals a startling reduction in certain age groups. As an example, the age group that was 25 to 34 in 1970,

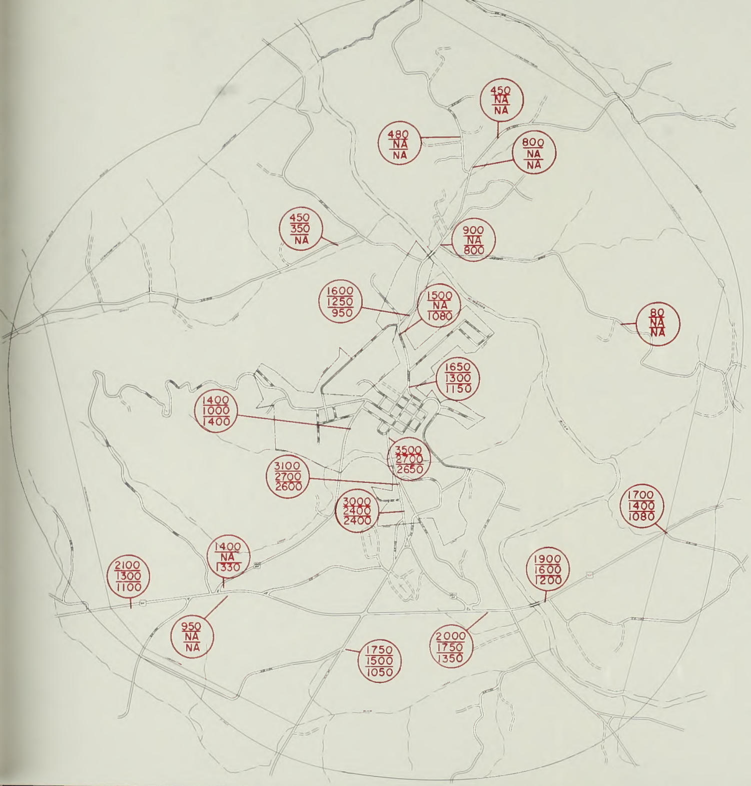
LE, NORTH CAROLINA

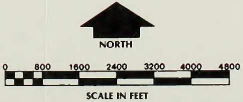
AGE DAILY TRAFFIC VOLUMES



HAYESVILLE, NORTH CAROLINA

ANNUAL AVERAGE DAILY TRAFFIC VOLUMES





a peak productive period, was greatly affected. Using white males only, to simplify the illustration, the following observations are made:

---in 1970, they numbered 256

---but in 1960, when they were ten years younger or 15 to 24, they numbered 416

---and back in 1950, when they were twenty years younger or 5 to 14, they numbered. . . . 749

The combination of several factors has brought about relatively large populations in the higher age groups. These factors include out-migration of young people, immigration of retirees and increased life expectancy. Age group percentages are shown in Table 4 (Page 37).

Population density for Clay County was 24.7 persons per square mile in 1970. The majority of these people live in Hayesville Township. The 24.7 persons per square mile can be deceiving, however, because of large federal land holdings (Nantahala National Forest and Chatuge Reservoir) in Clay County. Population density would be higher if non-populated federally-managed lands were excluded.

Patterns of future population growth in Clay County (Table 5--Page 37) can be expected to continue to radiate in a linear fashion from the Town of Hayesville because of present transportation corridors and topographic limitations. More second home development should also occur in the Lake Chatuge area.

Economic Characteristics

Unemployment continues to be a significant problem in Clay County. Table 6 (Page 41) shows that the unemployment rate in 1972-1974 was higher in Clay County than the average for the seven county area of Region "A". The relatively high unemployment rate and the lack of employment opportunities are major factors contributing to out-migration of Clay County youth.

TABLE 2

POPULATION CHANGE

Governmental Unit	1950 Population	1960 Population	% Change 1950-1960	1970 Population	% Change 1960-1970
Clay County	6,006	5,526	-8.0	5,180	-6.3
Hayesville Township	2,240	2,138	-5.0	2,049	-4.2
Hayesville Town	356	428	20.2	428	0
Brasstown Township	962	923	-4.1	851	-7.8
Hiwassee Township	651	674	4.0	599	-11.1
Shooting Creek Township	1,099	902	-17.9	868	-3.8
Sweetwater Township	428	387	-10.0	429	11.0
Tusquittee Township	626	502	-19.8	384	-23.5
Region "A"	114,173	109,106	-4.4	115,998	6.3
North Carolina	4,061,929	4,556,155	12.2	5,085,404	11.6

TABLE 3

MIGRATION: THE POPULATION SINCE 1950

Governmental Unit	1950-1960	1960-1970
Clay County	-23.4%	-6.35%
Region "A"	-22.8	-4.5
North Carolina	-8.1	-1.51

SOURCE: U. S. Bureau of the Census

TABLE 4

AGE DISTRIBUTION -- 1970

Percent of Total Population

Governmental Unit	1970 Population	Under 5 Years	5-18 Years	19-34 Years	35-64 Years	65 Years and Older
Clay County	5,180	7.2	26.0	18.3	34.7	13.8
Hayesville	428	6.1	24.5	13.8	36.7	18.9
Region "A"	115,998	8.1	25.3	22.3	32.2	11.2
North Carolina	5,085,604	8.6	28.1	23.9	31.2	8.1

SOURCE: U. S. Bureau of the Census

TABLE 5

POPULATION PROJECTIONS

Governmental Unit	1970 Population	1980 Population	1990 Population	2000 Population
Clay County	5,180	5,500	6,000	6,500
Hayesville	428	424	456	466
Region "A"	115,998	127,600	143,500	160,500

SOURCE: Environmental Protection Agency

Further examination of Table 6 (Page 41) shows that workers in Clay County are primarily employed in the manufacturing and government categories. This table also shows a continuing decline in agricultural employment.

Table 7 (Page 43) shows that Clay County has severe economic problems. Key income statistics considered were mean family income, percent of families with income below poverty level, percent of families receiving public assistance and per capita personal income.

Housing

Examination of Table 8 (Page 45) shows that substandard housing is a problem in Clay County. The percentage of substandard housing in Hayesville is lower than in the county. Action, however, should be taken to rehabilitate deteriorating structures and replace dilapidated dwelling units.

It should be noted that these figures show the number of substandard dwelling units based upon plumbing facilities. If other structural characteristics were taken into consideration, the percentage of substandard structures probably would increase.

TABLE 6

ANNUAL AVERAGE LABOR FORCE ESTIMATES

Item	Clay County					Region "A"				
	1974	Percent Change 1973-74	1973	Percent Change 1972-73	1972	1974	Percent Change 1973-74	1973	Percent Change 1972-73	1972
Civilian Labor Force [1]	2,290	12.8	2,030	138.8	850	48,900	2.3	47,810	2.7	46,560
Total Unemployment	140	56.0	90	-47.1	170	2,620	38.0	1,900	-33.1	2,840
Unemployment Rate	6.1%	38.6	4.4%	-52.2	9.2%	5.4%	35.0	4.0%	-34.4	6.1%
Total Employment	2,150	10.8	1,940	15.5	1,680	46,280	1.0	45,910	5.0	43,720
Agricultural Employment	230	-11.5	260	0	260	2,180	-8.8	2,390	-1.2	2,420
Non-Agricultural Wage and Salary Employment	1,750	14.4	1,530	19.5	1,280	39,190	1.5	38,600	12.0	34,460
All Other Non-Agricultural Employment	170	13.3	150	7.1	140	4,910	-0.2	4,920	1.7	4,840
Industry Employment by Place of Work [2]										
Manufacturing	410	2.5	400	25.0	320	13,440	-0.1	13,460	2.7	13,110
Construction	50	25.0	40	33.3	30	1,730	-12.6	1,980	22.2	1,620
Transportation, Communication, Utilities	10	0	10	100.0	0	960	5.5	910	4.6	870
Trade	140	16.7	120	9.1	110	5,060	0.4	5,040	6.3	4,740
Finance, Insurance and Real Estate	60	500.0	10	0	10	710	10.9	640	10.3	580
Services	40	33.3	30	50.0	20	4,410	1.6	4,340	4.3	4,160
Government	220	15.8	190	-14.3	210	7,000	3.6	6,760	11.2	6,080
Other Non-Manufacturing	--	--	--	--	--	290	38.1	210	-19.2	260

[1] Data based on place of residence.
[2] Industry segments are not additive to the non-agricultural wage and salary employment shown under "Civilian Labor Force" since Labor Force Data are by place of residence.

SOURCE: North Carolina Labor Force Estimates

TABLE 7

INCOME STATISTICS
1970

Item	Clay County	Region A
Mean Family Income	$5,760	$6,507
Percent of Families with incomes below poverty line	34.7%	25.2%
Percent of Families Receiving public assistance	24.7%	16.3%
Per Capita Personal Income	$1,929	$2,298

SOURCE: U. S. Bureau of the Census

TABLE 8

HOUSING CONDITIONS
1970

Governmental Unit	Total Number of Housing Units	Sound (with all plumbing facilities)	Substandard (with incomplete plumbing)	Percentage Substandard	Persons Per Household	Total Number of Mobile Homes
Clay County	2,054	1,393	661	32.2	3.1	185
Hayesville	164	148	15	10.1	NA	NA
Region "A"	43,695	31,557	12,138	27.8	3.1	3,173

NA - Information not available.

NOTE: See existing land use section for current information on Hayesville Planning Area.

SOURCE: U. S. Bureau of the Census

CHAPTER IV

LAND USE SURVEY AND ANALYSIS

Land Use Categories

Land uses in the Hayesville Planning Area are grouped into the following categories:

1. Residential - Structures containing one or more dwelling units, including single and miltiple-family household units and mobile homes.
2. Commercial - Any activity dealing in retail or wholesale trade or providing a service to the public.
3. Public, Semi-Public, Institutional - Governmental uses including administrative facilities, schools, post offices and semi-public and institutional uses such as hospitals, churches, orphanages, cemeteries and related activities.
4. Industrial - Those activities which are engaged in the processing or fabrication of raw materials or the production of commodities or materials.

Land Use Development Policies

The following general land use development policies have been formulated by the Town of Hayesville Planning Board:

1. To allocate sufficient lands to accommodate all functions which can reasonably be expected to locate within the planning area.
2. To provide desirable locations for the various land uses.
3. To offer the opportunity for locational choice wherever practical.
4. To minimize conflicts between land uses and their surroundings.

5. To promote development in those areas suitable for extension of utilities.
6. To retain the existing compact, centrally-located commercial area designed to meet the needs of Hayesville residents without undue speculation or traffic congestion.
7. To establish cluster type commercial centers along U. S. 64 By-pass capable of serving the surrounding area and providing an alternative commercial source to Hayesville residents and to the tourist trade.
8. To encourage the location of industry in the planning area and county.
9. To minimize the effects of noise, odor and the discharge of industrial wastes upon surrounding areas.
10. To provide all residents with a broad range of community facilities and recreational opportunities within convenient distance of their homes.
11. To preserve existing natural features and make them available for public enjoyment.
12. To encourage individuals and private organizations to develop recreational resources for public use.
13. To promote the upgrading of public facilities and services.

Location Requirements

Following are specific location requirements to guide development within each land use category. These location requirements are intended to enumerate development needs peculiar to each land use category, yet remain consistent with general land use policies and overall community goals.

Residential location requirements are:

1. Residential areas should be reasonably free from flooding.
2. Residential areas should be free from adjoining incompatible uses.
3. Residential developments near incompatible uses including industrial, commercial, major transportation facilities, and other incompatible uses should be protected with adequate buffers.
4. Residential areas should locate in close proximity to industrial and commercial areas with connecting thoroughfares to provide easy access to these areas.
5. Design of dwelling units, lots, and streets should be appropriate for the topography of the area. Ordinarily slopes in excess of 20 percent should be avoided for extensive urban development. However, with homes constructed in especially steep areas, careful consideration must be given to the design of homes and lot size.
6. New development should be contiguous to existing development insofar as possible. The development of isolated residential areas should be avoided. Agricultural and forest land should remain intact until it is needed for urban development.
7. Residential development should be in areas served by utilities.

Commercial location requirements are:

1. New commercial development within the central business area should be compatible with the existing quality and character of development.
2. Commercial sites should be provided with necessary accessory areas for off-street parking, loading, and landscaping.
3. All commercial sites should be served by public water and wastewater facilities.

4. Highway commercial uses should be clustered, providing for integrated design of drive-in establishments and proper consideration given to highway safety, roadside beauty, and compatibility of adjoining uses.

Industrial location requirements are:

1. Industrial areas should be located on reasonably level land, preferably with not more than 5 percent slope, but not less than 2 percent, and capable of being graded without excessive expense.
2. Industries should be located so as to insure that no industrial traffic is routed through residential areas and the central business district.
3. Utilities at or near the site and city services appropriate to meet the needs of the various types of industry, existing or expected to locate within the areas, should be available.
4. No industry that is noxious or potentially noxious to the environment should be located in the Hayesville area.
5. Industries should be made to be compatible with surrounding areas, considering items such as protective belts of open space, landscaping, and other factors which would preserve the scenic and natural qualities of the area.

Public, semi-public and institutional location requirements are:

1. Selection of sites and the design of public, semi-public and institutional uses should take into account the future growth of the services furnished, adequate parking, employees facilities, general utilities, public comfort and aesthetic qualities.

Existing Land Use

Map 7 (Page 53) shows existing land uses for the Hayesville Planning Area. A quantitative summary of existing land uses in the planning area is provided in Table 9 (Page 55). There are approximately 3,550 acres of land in the Hayesville Planning Area. Of this total, approximately 333 acres (9.4 percent) are developed.

The amount of land devoted to residential use in the Hayesville Planning Area is approximately 270 acres or 81.1 percent of the total developed land. The majority of this area, 251 acres, is occupied by single-family residences. The remaining 19 acres is occupied by mobile homes.

Map 7 (Page 53) shows the pattern of residential development in the planning area. Most of the recent residential growth has occurred outside the corporate limits of Hayesville. The highest concentration of residential growth has occurred north of the town in the Hayesville Homesites and Moore View Subdivisions.

At present there are approximately 33 acres devoted to commercial activities in the planning area. This represents about 10.2 percent of the total developed land. For the most part, these activities are concentrated in the Central Business District and along U. S. 64 By-pass. Map 7 (page 53) shows the location of commercial activities in the planning area.

The public, semi-public and institutional category comprises the third largest land use category. Approximately 25 acres or 7.5 percent of the total developed land is dedicated to these purposes. Typical uses in this category are the county courthouse, schools, post office, churches and cemeteries.

About 5 acres or 1.2 percent of developed land in the planning area is devoted to industrial use. Industries in the planning area are American

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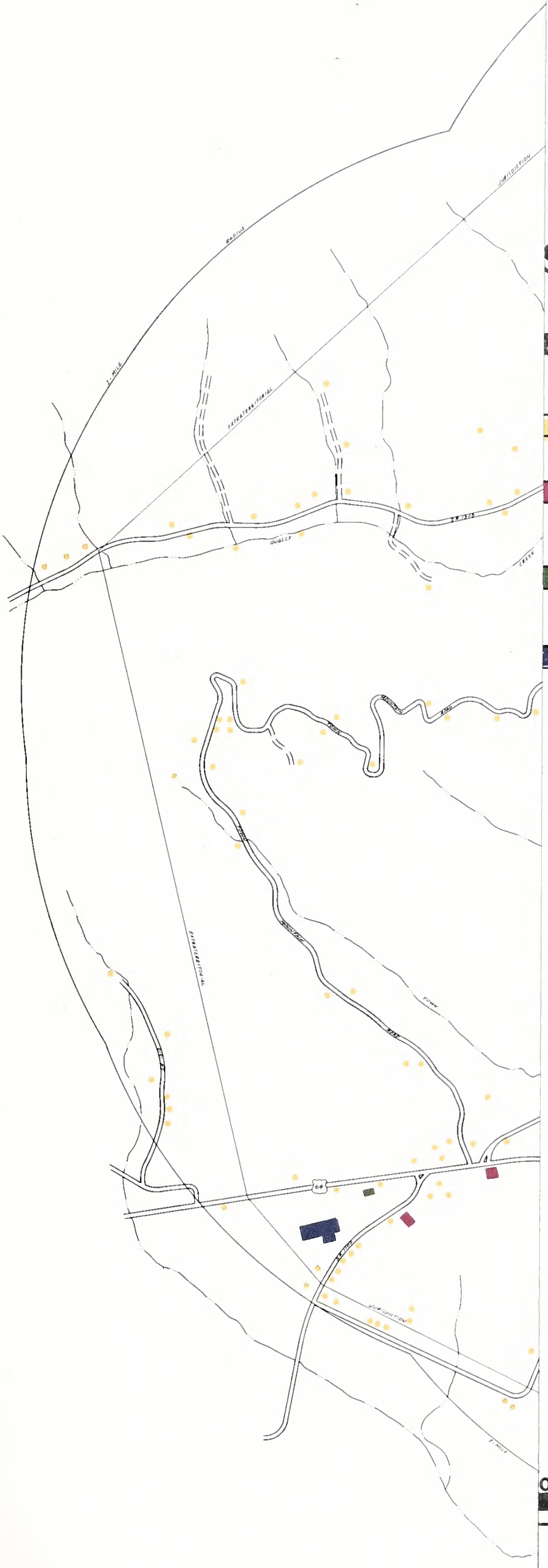


STING LAND USE

END

🟨 **RESIDENTIAL**

🟥 **COMMERCIAL**

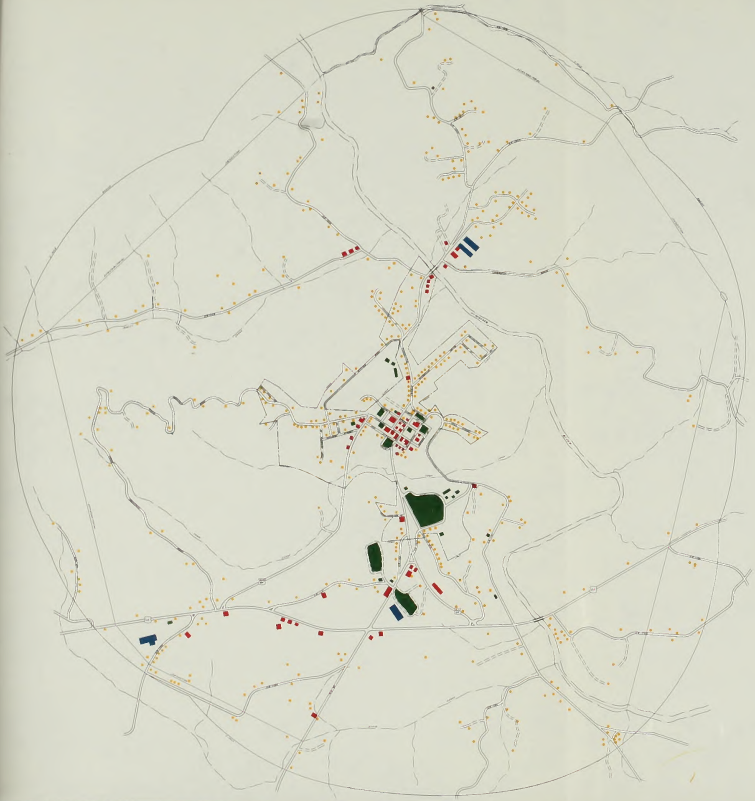
🟩 **PUBLIC, SEMI-PUBLIC AND INSTITUTIONAL**

🟦 **INDUSTRIAL**

NORTH

0 1600 2400 3200 4000 4800

SCALE IN FEET



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EXISTING LAND USE

LEGEND

- 🟨 RESIDENTIAL
- 🟥 COMMERCIAL
- 🟩 PUBLIC, SEMI-PUBLIC AND INSTITUTIONAL
- 🟦 INDUSTRIAL

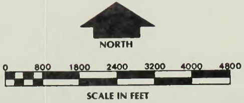

TABLE 9

EXISTING LAND USE

	Total Acres	Percent of Developed Area	Percent of Total Area
Residential	270	81.1	7.6
Single Family	251	75.4	7.1
Mobile Homes	19	5.7	0.5
Commercial	34	10.2	1.0
Public, Semi-Public Institutional	25	7.5	0.7
Industrial	4	1.2	0.1
Total Developed Land	333	100.0	9.4
Vacant Land	3,217		90.6
Total Land	3,550		100.0

Components, T.I.P. Insilco and Rolling Hills Fashions. There is also a saw mill located off State Route 1100 and an agricultural enterprise off State Route 1305.

Undeveloped land represents 3,217 acres or about 90.6 percent of the total planning area. There is an abundance of undeveloped land in all directions. A large portion of this land, however, is topographically unsuitable for development.

CHAPTER V

LAND DEVELOPMENT PLAN

The objective of this chapter is to provide a logical and efficient guide for future growth and development of the Hayesville Planning Area. Growth and development are partially determined by existing conditions, however, through a coordinated planning effort the Town of Hayesville should be able to influence its direction, quality and extent.

The land development plan holds no legal status but does serve as the basis for more definitive legislative and administrative measures such as zoning and subdivision regulations. It should be used as a reference and guide to future public and private development. As changes occur, the land development plan should be modified or revised to accommodate them.

Land uses are grouped into five categories. These categories are: (1) residential; (2) commercial; (3) industrial; (4) public and semi-public; and (5) open space or forest. Map 8 (Page 51) shows the land development plan for the planning area.

Residential

The residential portion of the land development plan delineates those areas with high potential for residential development. These areas were selected by using existing land use information (Pages 51-57), soils information (Pages 9-17), existing and proposed water and sewer capacities and location of lines (Pages 25-27), and location of other public facilities and services (roads, libraries, schools, etc.). Existing land use characteristics and natural capabilities of land to sustain development received the highest priority in selection of residential areas.

Residential development in the Hayesville Planning Area is primarily

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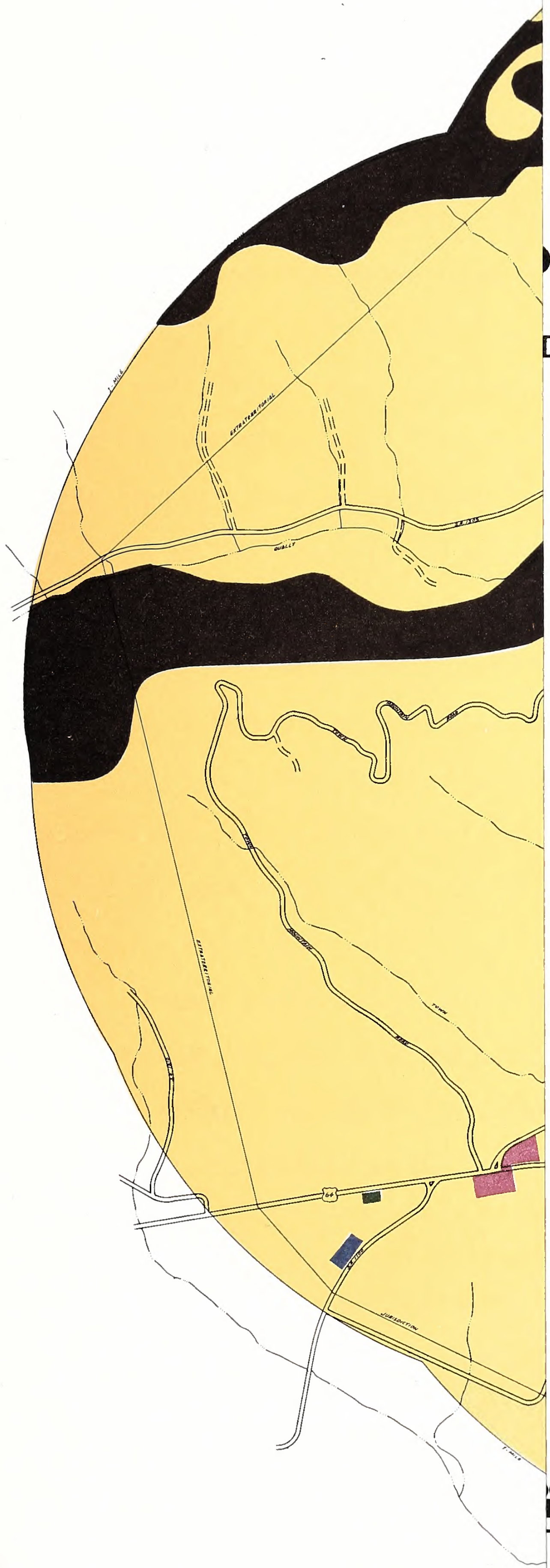


DEVELOPMENT PLAN

D

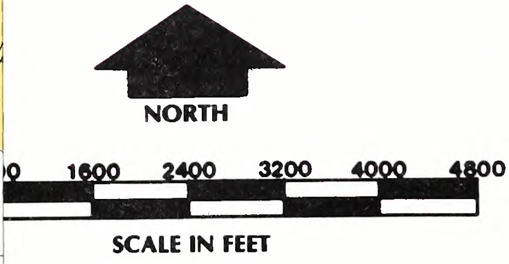
RESIDENTIAL

COMMERCIAL

PUBLIC, SEMI-PUBLIC
AND INSTITUTIONAL

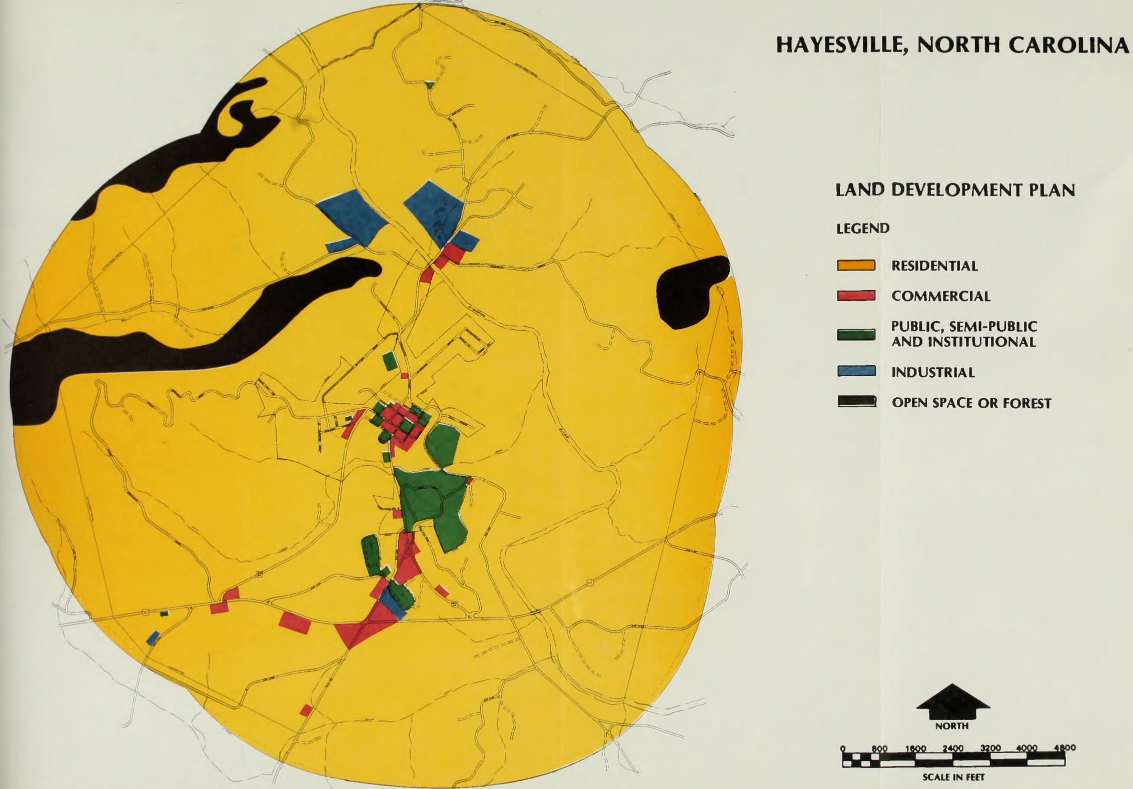
INDUSTRIAL

OPEN SPACE OR FOREST



HAYESVILLE, NORTH CAROLINA

LAND DEVELOPMENT PLAN



the low density variety (single-family residential units on large lots or farms). This is especially true in areas that are outside the municipal limits of Hayesville.

Another interesting land use consideration is absence of a significant flood hazard area. Tennessee Valley Authority officials state in official correspondence that there is no significant danger of floods in the Hayesville Planning Area. This is due primarily to the location of Chatuge Dam.

Residential development could occur anywhere on those lands designated as residential on Map 8 (Page 61). All of the residential land on Map 8 is located on slopes of less than thirty percent and sixty-seven percent is on slopes of less than fifteen percent. It is expected that residential development will continue to be the low density type.

Although population projections for Hayesville and Clay County indicate a slow to moderate growth rate, it is expected that the Planning Area will continue to grow in popularity as a location for second homes. Additional pressure for second home development will be caused by better transportation access, popularity of Lake Chatuge and its many water-based recreation areas, and the beautiful mountains that surround Hayesville.

Future growth can be directed by implementation of the land development plan (Page 61) and land use policies and location requirements listed on pages 47-50. Residential development should be restricted to areas designated as residential on the land development plan.

Commercial

Commercial activities in the Hayesville Planning Area are primarily centered in the central business district of the town, along Business U. S. 64, and U.S. 64 By-pass and N.C. 69. The land development plan recognizes these commercial growth trends and recommends that commercial growth continue to take place in these areas.

The central business district in Hayesville should be strengthened and renovated in an effort to maintain this center as the major retail shopping area of the community. This district is important to the community as a tax base and as a central focal point. Continuing emphasis should be placed on developing the central business district around the Clay County Courthouse. This theme should encourage additional commercial activity in the central business district.

Commercial development along U. S. 64 By-pass and N. C. 69 should be controlled so that it will not interfere with traffic or impair the highway's ability to move traffic quickly and safely. Adequate off-street parking should be provided, the number of entrances and exits should be restricted, and commercial uses should be clustered to accomplish this objective.

Emphasis should be placed on implementation of land use development policies and location requirements listed on pages 47-50. Commercial development should be restricted to those areas designated as commercial on the land development plan.

Industrial

The land development plan shows five areas designated for industrial uses. Four of these areas already accommodate industrial uses (American Components off State Road 1300, sawmill off State Road 1100, an agricultural enterprise off State Road 1305, and Rolling Hills Fashions off North Carolina 69). The other is a potential industrial site.

The location of industrial uses should adhere to land use development policies and location requirements listed on pages 47-50. Emphasis should be placed on locating industrial uses on those areas designated industrial on the land development plan.

Public, Semi-Public and Institutional

The land development plan recognizes those areas already accommodating public, semi-public and institutional uses (schools, churches, parks, etc.) and recognizes the need for future expansion for some of these uses. Expansion needs are recognized for Hayesville educational facilities and recreational areas off Sanderson Street.

The Fort Hembree historical site should be recognized by a marker or other method. This would be a historical asset to the Town and County.

Open Space or Forest

The open space or forest land use category recognizes those areas in the planning area that are on steep mountain slopes of thirty to fifty percent. This land has severe limitations for most land uses. Future growth in the planning area should be directed away from these areas.

CHAPTER VI

THOROUGHFARE PLAN

Primary functions of a thoroughfare plan are to promote efficient movement of traffic and to serve existing and proposed development. It is geared toward the land use planning process in which community goals control and direct growth and development of the planning area.

A thoroughfare plan was prepared for Clay County in 1972 by the North Carolina State Highway Commission. The recommended thoroughfare plan for Clay County and the Hayesville Planning Area is shown in Map 9 (Page 69). The thoroughfare plan was developed around the existing transportation network with only a few alterations to the system.

Roads in the Clay County area are part of the rural collector road system. These routes generally serve travel of primarily intracounty rather than statewide importance and constitute those routes on which predominant travel distances are shorter than on the arterial routes. This system is subclassified into major and minor collector roads as follows:

1. Major Collector Roads: These routes (a) provide service to the larger towns not directly served by the higher systems and to other traffic generators of equivalent intracounty importance, such as consolidated schools, shipping points, county parks, important mining and agricultural areas, etc; (b) link these places with nearby larger towns or cities, or with routes of higher classification; and (c) serve the more important intracounty travel corridors.
2. Minor Collector Roads: These routes (a) collect traffic from local roads and bring all developed areas within a

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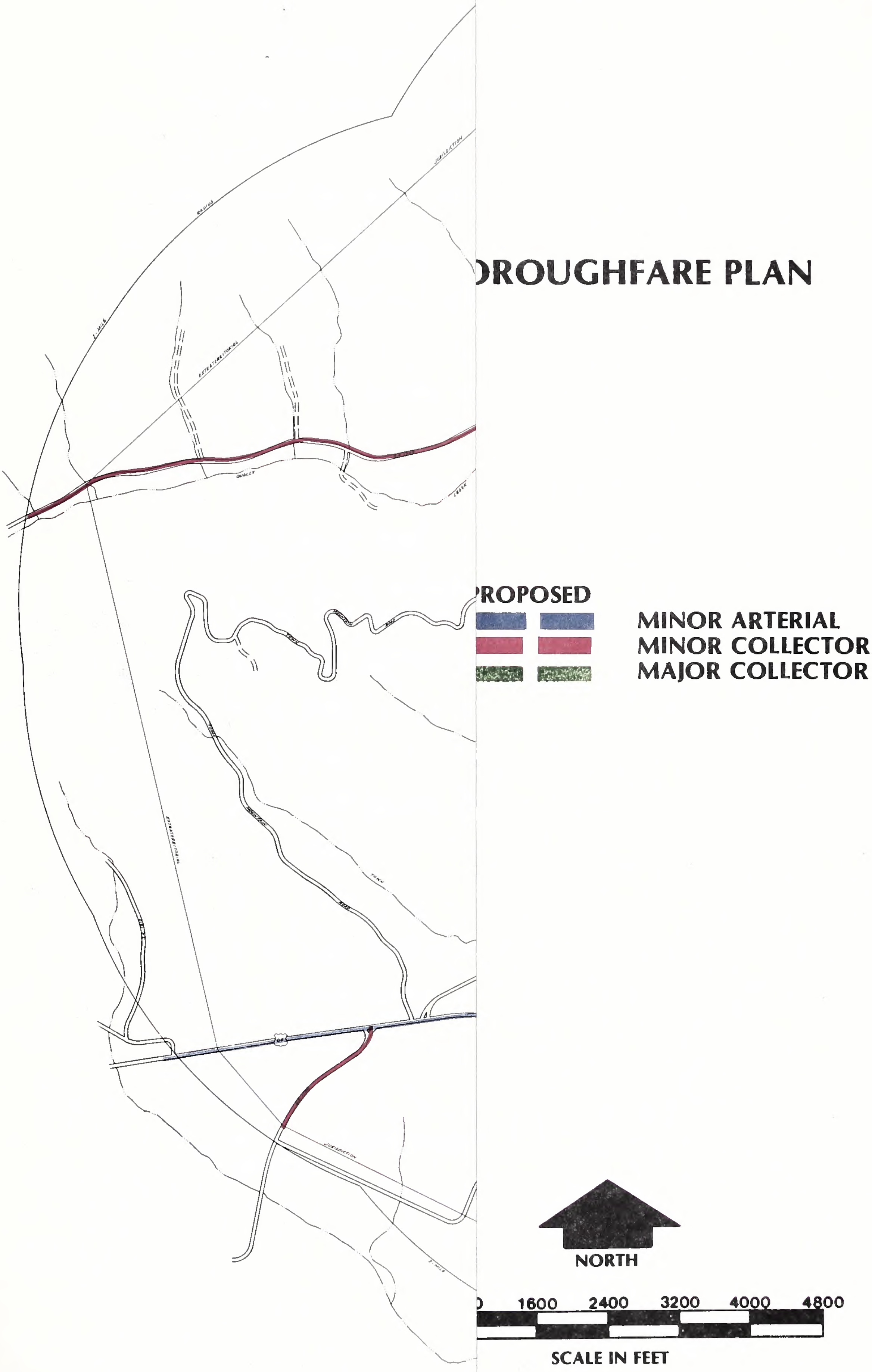
ROUGHFARE PLAN



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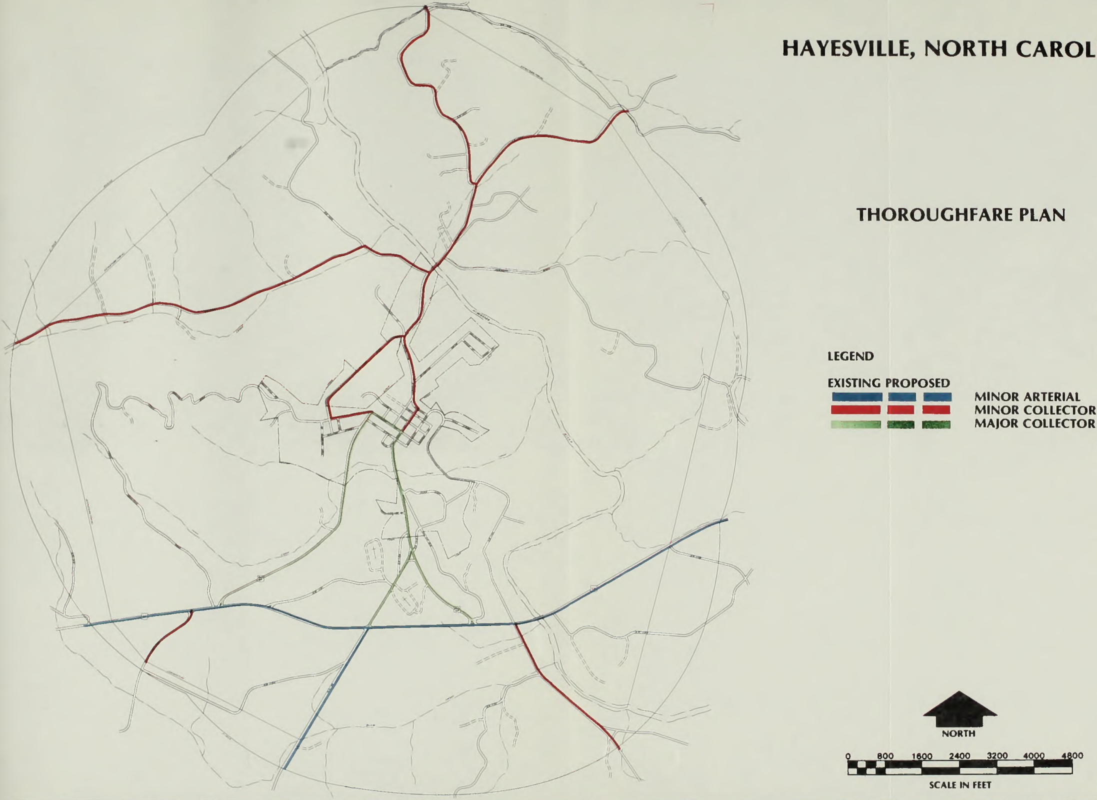
THOROUGHFARE PLAN



reasonable distance of a collector road; (b) provide service to the remaining smaller communities; and (c) link the locally important traffic generators with their rural hinterland.

Proposed major and minor collector roads in Clay County follow:

1. Major Collector Roads
   - a. U. S. 64 business through Hayesville
   - b. N. C. 175
   - c. S. R. 1100 between Cherokee County and State Road 1112
   - d. S. R. 1112
   - e. N. C. 69 between U. S. 64 By-Pass and U. S. 64 Business
2. Minor Collector Roads
   - a. Old U. S. 64 between N. C. 175 and New U. S. 64 at Chunky Gal Mountain
   - b. S. R. 1100 between State Road 1112 and U. S. 64
   - c. S. R. 1135
   - d. S. R. 1140
   - e. S. R. 1300 between State Road 1307 and State Road 1302
   - f. S. R. 1302
   - g. S. R. 1305
   - h. S. R. 1306 between State Road 1307 and State Road 1305
   - i. S. R. 1307 between U. S. 64 Business and S. R. 1311
   - j. S. R. 1311
   - k. S. R. 1330
   - l. S. R. 1308 and proposed extension of S. R. 1308 to U. S. 64 Business

CHAPTER VII

IMPLEMENTATION

A land development plan is of value to a community only if it is implemented. Maps, charts, and published reports are of little value unless they are accepted as effective guides for both public and private decisions. An important function of the Town of Hayesville Planning Board will be the determination of means and techniques of enforcing the land development plan. There are several legal methods of realizing or achieving the proposals set forth in the land development plan. Mere adoption of the plan, however, will not accomplish these objectives.

Essential to the achievement of community goals is the implementation of the proposals by all available means, including:

1. Public Improvements Program and Capital Improvements Budget.
2. Subdivision Regulations.
3. Zoning Ordinance.
4. Code Enforcement.

It is recommended that the Town of Hayesville Planning Board and Town Board of Commissioners pursue the recommendations contained in this report by incorporating the above planning tools and programs into a comprehensive strategy for growth and development in the Hayesville Planning Area.

Following is a time-table for implementation of the above planning tools and programs:

1. Public Improvements Program and Capital Improvements Budget--This is probably the most effective planning means of guiding future growth and development within a community. Hayesville should attempt to coordinate and consolidate its effort in

this area with Clay County. The rural character and demographic size of the town and county dictates this type of arrangement. The program and budget should be implemented before 1980.

2. Subdivision Regulations--The control of land subdivision is an effective means by which private land development can be controlled and made to conform to the land development plan and public interest of the community. It is recommended that subdivision regulations be drafted during 1976 and implemented in 1977.
3. Zoning Ordinance--Zoning is another legal device used to implement the land development plan. A zoning ordinance is part of this years planning program. Implementation should occur during 1976.
4. Code Enforcement--Hayesville should adopt and implement the basic codes of buildings, housing, plumbing, electrical and fire prevention. These codes should be officially adopted and enforcement begun prior to 1980.

APPENDIX

SOILS

The following are the major soil associations in the Hayesville Planning Area:

A. Codorus-Comus Association

Well drained to somewhat poorly drained soils on nearly level floodplains.

This association occupies about eleven percent of the planning area. It is located mainly along the Hiwassee River and its larger tributaries. The association is characterized by nearly level stream floodplains which are subject to occasional or frequent flooding of short duration. These soils have been formed from alluvial deposits.

The Codorus series consists of moderately well to somewhat poorly drained soils with the seasonally high water table at one to two feet below the surface. Codorus soils commonly occur along the wider first bottoms in slightly depressed positions adjacent to the surrounding uplands. Along the smaller first bottoms they frequently occupy the whole floodplain. These soils have dark grayish brown, loamy surfaces and grayish brown loamy subsoils. They are usually underlain by sand and gravel strata at depths of three to five feet.

The Comus series are well drained soils with the seasonally high water table generally three feet or more below the surface. They commonly occur along the wider first bottoms in slightly elevated positions adjacent to the stream.

Comus soils have dark brown or brown loamy surfaces and yellowish brown, loamy subsoils. They are usually underlain by sand and gravel strata at depths of three to five feet.

B. Hayesville-Dyke Association

Well drained upland clayey soils on two to eight percent slopes. This association occupies about fifteen percent of the planning area. It is located mainly on the smoother foothills and terraces which occur on the floors of Hiwassee River and Tusquitee and Downing Creek valleys. This association is characterized by broad smooth ridges with moderately sloping sides. Slopes are generally in the range of two to eight percent.

The Hayesville series are deep, well drained soils occurring on smooth foothills. Hayesville soils have reddish brown loam surfaces and red clayey subsoils. They are formed from the weathering of granite and gneiss rocks and are underlain by hard rocks at depths of four to ten feet or more.

The Dyke series are very deep, well drained soils occurring on smooth elevated terraces. Dyke soils have dark reddish brown loam surfaces and dark red clayey subsoils. They are formed from the weathering of very old alluvial deposits.

C. Hayesville-Dyke Association

Well drained upland soils on eight to fifteen percent slopes. This association occupies about forty-one percent of the planning area. Slope is the only characteristic that distinguishes this association from item B above.

D. Hayesville-Fanin Association

Well drained upland soils on fifteen to thirty percent slopes. This association occupies about twenty-six percent of the planning area. It occurs on moderately steep foothills which surround the planning area. Slopes range from fifteen to thirty percent.

A description of the Hayesville series is in item B above.

The Fanin series consists of well drained soils occurring on moderately steep slopes. It is moderately deep and is found occurring on the low lying foothill areas. The soil has a brown loamy surface and yellowish red micaceous clay loam subsurface. Depth to hard rock is four to ten feet or more.

E. Evard-Saluda Association

Well drained mountain soils on thirty to fifty percent slopes. This association occupies about seven percent of the planning area. It occurs on steep mountains which surround the planning area. Slopes range from thirty to fifty percent.

The Evard series are well drained on steep mountains. These soils have loamy surface layers over red, sandy clay loam subsoils. Depth to hard rock is four feet or more.

The Saluda series occurs on steep slopes and are shallow and well drained. This soil has a dark brown, loamy surface and yellowish red, sandy clay loam subsoils. This soil is underlain by hard rock at depths of three to six feet.

ENVIRONMENTAL CONSIDERATIONS

Pursuant to the requirements of and guidelines established by the National Environmental Policy Act, the Council on Environmental Quality, the U. S. Department of Housing and Urban Development and the North Carolina Environmental Policy Act, the following is a summary of environmental considerations regarding the recommendations and conclusions in this document.

Abstract

This document analyzes the environmental and socio-economic characteristics of the Hayesville Planning Area. The most desirable arrangement for future land uses are based upon the foregoing and an analysis of present land uses and potential. Land use development policies, location requirements and a generalized land development plan are presented. The land development plan is for a twenty year planning period.

Environmental Impact

The conclusions and recommendations, if implemented, should have some localized, short-term negative effects, but overall should have a long-term beneficial effect on the environment.

Adverse Environmental Effects

Some localized, short-term effects resulting primarily from construction of facilities.

Alternatives

The alternative to this growth and development strategy is uncontrolled growth and development.

Relationship of Short-Term to Long-Term Effects on the Environment

The conclusions and recommendations in this document, which identify both short-term and long-term needs, are intended to present immediate courses of action whose environmental consequences will be in harmony with the longer-range recommendations.

Mitigation Measures to Minimize Impact

Specific measures cannot be determined until this document is endorsed and implementation begins.

Irreversible Commitments of Resources

Specific irreversible commitments cannot be determined until this document is endorsed and implementation begins.

Federal, State and Local Environmental Controls

All existing federal, state and local environmental controls are applicable.